

ORDINANCE NO. 2001-34-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE FROM AA TO GB**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA;

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance not a part of the unified county code, is hereby amended to rezone the following described real estate situated in Shelby Township, Tippecanoe County, Indiana, to-wit:

A part of the Southeast quarter of the Southeast quarter of Section Twenty-seven (27), Township Twenty-four (24) North, Range Six (6) West, Shelby Township, Tippecanoe County, Indiana, more completely described as follows, to-wit:

Beginning at a cross in concrete road #500 North and the south line of Section 27-24-6, said point being North 900 West a distance of 319.81 feet from the Southeast corner of aforesaid Section 27, said point also being the Southwest corner of a certain 4.0 acre tract; thence North 90° West (assumed bearing) a distance of 682.35 feet, along the south line of aforesaid Section 27 and the approximate centerline of County Road #500 North, to a cross in the concrete road, said point being the Southeast corner of a certain 34.5 acre tract (D. R. #319, page 357); thence North 10°09'00" West, along the east line of aforesaid 34.5 acre tract, a distance of 697.40 feet to an iron pipe on the south right-of-way line of U.S. Highway #52; thence, along aforesaid right-of-way line, on a long chord bearing of South 69°13'30" East a distance of 341.40 feet to a concrete right-of-way marker; thence following aforesaid right-of-way line, on a long chord bearing of South 66°51'10" East, a distance of 410.63 feet to an iron pipe on the Northwest corner of a certain 4.0 acre tract; thence South 0° East, along the west line of aforesaid 4.0 acre tract, a distance of 414.65 feet to the place of beginning, containing 8.80 acres, more or less.

EXCEPTING THEREFROM the following described tract:

Commencing at the Southeast corner of Section 27, Township 24 North, Range 6 West, Tippecanoe County, Indiana; thence North 1 degree 29 minutes 23 seconds West 271.23 feet, along the east line of said section, to the Southwestern boundary of U.S.R. 52; thence, along the boundary of said U.S.R. 52 Northwesterly, 252.31 feet along an arc to the left and having a radius of 10,652.96 feet and subtended by a long chord having a bearing of North 65 degrees 51 minutes 52 seconds West and a length of 252.31 feet; thence North 66 degrees 12 minutes 36 seconds West 88.33 feet, along said boundary, to the east line of the owners' land and the POINT OF BEGINNING of this description; thence North 66 degrees 12 minutes 36 seconds West 110.05 feet, along said boundary; thence, along said boundary Northwesterly 594.99 feet, along an arc to the left and having a radius of 10,655.96 feet and subtended by a long chord having a bearing of North 69 degrees 12 minutes 33 seconds West and a length of 594.91 feet to the terminus. For the purposes of establishing a limited access facility, the permanent extinguishment of all rights and easements of ingress and egress, to, from and across the limited access facility (to be known as U.S.R. 52 and as Project F-138-1 (4)), to and from the owners' abutting lands, along the above described line. The above-described access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

Section 2. The real estate described above should be and the same is hereby rezoned from AA to GB.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and Passed by the Board of Commissioners of Tippecanoe County, Indiana, this 1st day of October, 2001.

VOTE:

Yes

Ruth Shedd, President

Yes

John Knochel, Vice President

Yes

KD Benson, Member

ATTEST:_____

Robert Plantenga, Auditor